# Response to City's Eight "Key Recommendations" from Public Process

Devonwood Investors has partnered with the City of Burlington pursuant to the resolution approved by the City Council in December, 2014 to prepare a development plan for the parcels that are occupied by the current Burlington Town Center mall and its related structures at the parking garage and office building. The City Council resolution included a public process. The first three months of this public process was summarized in a communication received from the City dated March 27, 2015. The development team's response to the City communication is outlined below.

The development team has further refined the conceptual design in response to the comments. The new design includes: expanded retail spaces at ground level through elimination of the garage and infill of the setbacks along Cherry Street; new office space for both loft-type floors above Cherry Street and traditional floor plates above Bank Street; new residential buildings from floors 5-14 to accommodate a variety of unit types and price points. The project includes a new auto and bike pathway from Cherry to Bank Street near Pine Street, and new public spaces at grade and rooftops to provide year-round civic and event spaces.

The March 27<sup>th</sup> communication synthesizes public outreach and response in a series of *Eight Key Recommendations* to guide the development of the property. The owner and design team of PKSB Architects proposes the following components in response to these eight recommendations:

- MAKE CONNECTIONS: Create clear north/south and east/west connections through the mall.
  - a. The new plan will include two north/south arcades/gallerias: St. Paul Street and Pine Street. The arcades are proposed to align closely with the existing street rights-of-way, and to be privately owned public spaces, to be maintained by the mall ownership. Each arcade will provide access to the public space on the roof, retail storefronts, and entrances to new uses, either residential or office.
  - b. The new plan will also include a new east/west arcade to connect Church Street to the new Pine Street arcade, and will allow for pedestrian connection to Cherry and Bank Streets
  - c. All three arcades are intended to be pedestrian connections, with hours for access to the public to be determined in the development agreement. Tenants of the retail stores and new residential and office uses will have access per their tenant agreements with the mall ownership.
  - d. Add a new automobile/bicycle pathway to connect Bank and Cherry Streets.
- 2. **DIVERSE HOUSING:** Include a diversity of housing types in the project price points, targeted demographics, size, etc.
  - a. The project will include approximately 301,000 square feet of new residential units in two new buildings on floors 4-14 facing Cherry Street.
  - b. At least 20% of this floor area will be dedicated to affordable housing. At a minimum, the project intends to comply with the Inclusionary Zoning ordinance or a City Council approved alternative.
  - c. The unit breakdown will be developed in partnership with an affordable housing partner.
- 3. PUBLIC SPACE WITH VIEWS: Build public green space with a view of the water.
  - a. Public green space will be provided at levels 2 and 4.
  - b. Views of the water will be maximized at level 2 above Bank Street.

- c. An observation deck may be developed at the upper level of the office building at Bank Street.
- 4. **ACTIVATE STREETS:** Activate Cherry and Bank Streets with street level active uses.
  - a. Cherry Street will have retail storefronts and new residential and office entrances at the sidewalk level.
  - b. Bank Street will have new retail storefronts at the sidewalk level.
  - c. Devenwood will partner with the city to develop new streetscape along Cherry and Bank Streets
- 5. **SMART PARKING:** Create a parking plan that shares parking and integrates with the citywide parking management plan.
  - a. The project will provide two levels of parking below grade and will maximize the space to accommodate as many cars as feasible.
  - b. Devonwood seeks to work with the City of Burlington to maximize the use of adjacent parking structures to support the development and its neighboring uses, and supports the city-wide parking management plan as a framework for this shared parking strategy.
- 6. **RANGE OF RETAIL:** Provide retail options that are diverse and include affordable options national and local.
  - a. The project will expand the retail space available for shops and restaurants from 180,000 SF to 300,000 SF.
  - b. The expansion provides for a variety of retail and restaurant spaces.
  - The expansion also provides an opportunity for new community spaces for use by all age groups.
- NEW CIVIC SPACES: Include civic spaces (open spaces for gathering) and public spaces available for events, rentals, etc. It is recommended that those spaces be regularly programmed.
  - a. Civic spaces are being provided in three locations: the two north/south arcades, and the rooftop park.
  - b. The spaces will have adequate dimensions to provide for different types of event or program activities.
  - c. The mall owners will manage the programming of specified event spaces.
- 8. **WALKING AND BIKING:** Incorporate walking and biking infrastructure in all elements of the plan.
  - a. Walking and biking infrastructure will be provided in various areas of the project:
    - i. Pedestrian connections will be provided to link ground level arcades to rooftop open spaces within the project, and to link the project with a new Cherry Street Promenade.
    - ii. Bicycle riders will have a changing station with lockers and bicycle support space adjacent to the new auto/bike pathway.
    - iii. A variety of bicycle parking and facilities will be provided to meet the diverse needs of different types of bicycle commuters, shoppers and residents.

The broader discussion topics, Circulation and Mobility, Mix of Uses, Public Space and Amenities, and Urban Design, included more detailed input from the public comments, and these will be addressed in our development description and design documents at our next meeting. We expect the design will continue to evolve as we work thru the iterative process to define a project that best meets the vision of both the City and the development team.

## PROPOSED PROJECT PROGRAM / DEVELOPMENT AREAS

RETAIL 307,000 SF

(two levels: concourse and plaza)

OFFICE 320,000 SF (two buildings: open loft and traditional office)

RESIDENTIAL 300,000 SF

(two buildings)

ROOFTOP PARKS (3) 90,000 SF

ARCADES (3) 65,000 SF

PARKING 245.000 SF

(2 levels below grade)

### **DEVELOPMENT AGREEMENT ISSUES**

#### **Public Amenities:**

The variety of public amenities will include community space, which will come out of the retail square footage; event space, which is included in the park and arcade square footage; the seasonal farmers' market; the parking area. The actual sizes are to be determined during review by the City.

#### Zoning:

We have assumed that the mall site, including the existing office building and parking structure will be included in a new overlay or special district to allow for the development to proceed according to the design presented at the conclusion of the public review. The boundaries of the new district are to be determined during the public process, as well as the nature of the zoning text required.

#### Affordable Housing:

For the purposes of developing the overall massing and design of the project, Devonwood is dedicating 20% of the residential floor area to affordable or inclusionary units. The actual number of units will be determined with an affordable housing partner.

## Parking:

The City and Devonwood agree to discuss a parking sharing strategy that will allow for the two city-owned parking structures to provide needed car parking for the mall site.